

AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 5, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ABEYANCE - RQR-22271 - APPLICANT: LAMAR
OUTDOOR ADVERTISING - OWNER: 7-ELEVEN, INC**

THIS ITEM WAS HELD IN ABEYANCE FROM THE AUGUST 15, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This Special Use Permit shall be reviewed in four (4) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
2. All of the supporting structure shall be repainted, as required by the Planning and Development Department, within 30 days of final approval of this review by the City Council. Failure to perform the required painting may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
5. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Required Two Year Review of an approved Special Use Permit (U-0315-94), which allowed a 40 foot-tall 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign at 6070 West Sahara Avenue.

This is the fourth review of the subject Off-Premise Advertising (Billboard) Sign. The subject Off-Premise Advertising (Billboard) Sign is considered appropriate. The sign has final inspections on building permits and is in good condition. Approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/18/95 *	The City Council approved a Special Use Permit (U-0315-94) for one 14-foot x 48-foot, 40-foot high Off-Premise Advertising (Billboard) Sign on the site, subject to a five year review. The Board of Zoning Adjustment and staff recommended approval.
03/01/00	The City Council approved a Required Five Year Review [U-0315-94 (1)] for one 14-foot x 48-foot, 40-foot high Off-Premise Advertising (Billboard) Sign on the site, subject to a two-year review. The Planning Commission and staff recommended approval.
05/01/02	The City Council considered the appeal from the denial by the Planning Commission on a required two review of a Special Use Permit [U-0315-94 (2)], which allowed a 40-foot high, 14 x 48 foot Off-Premise Advertising (Billboard) Sign. The Planning Commission recommended denial. Staff recommended approval.
07/07/04	The City Council approved a Required Two Year Review (RQR-4238) for one 14-foot x 48-foot, 40-foot high Off-Premise Advertising (Billboard) Sign on the site, subject to a three-year review. The Planning Commission and staff recommended approval.
07/12/07	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #7/ng).
<i>Related Building Permits/Business Licenses</i>	
03/10/95	A building permit (#95370002) was issued for the subject sign. A final inspection was conducted on 06/13/95.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Field Check</i>	
06/08/07	A site inspection was conducted and photographs were taken. It was noted that the supporting structure would need to be re-painted.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.50

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
North	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
South	Commercial	Clark County	Clark County
East	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
West	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Standards	Code Requirement	Provided	Compliance
Location	No Off-Premise Advertising (Billboard) Sign may be located within the public right-of-way. May not be located within the Off-Premise Sign Exclusionary Zone except in exempted areas	Not Located within the Exclusionary Zone	Y
Zoning	Off-Premise Advertising (Billboard) Signs are permitted in the C-1, C-2, C-M and M Zoning Districts only	Located within a C-1 (Limited Commercial) zoning district	Y

Area	No Off-Premise Advertising (Billboard) Signs shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	672 SF	Y
Height	No higher than 40 feet from grade at the point of construction	Maximum height of 40 feet from grade	Y
Screening	All structural elements of an Off-Premise Advertising (Billboard) Sign to which the display panels are attached shall be screened from view.	Screened	Y
Off-Premise Advertisement (Billboard)	At least 300 feet to another Off Premise Sign	355 feet to another Off Premise Sign	Y
Off-Premise Advertisement (Billboard)	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	740 feet from "R" zoned property to the west.	Y
Other	All Off-Premise Advertising (Billboard) Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Permanently secured to ground; located on strictly commercial property	Y

ANALYSIS

This is the fourth review of the subject Off-Premise Advertising (Billboard) Sign. The Off-Premise Advertising (Billboard) Sign is located in a commercial area that is not experiencing significant change at this time. The Off-Premise Advertising (Billboard) Sign is in good condition. It is noted that the Off-Premise Advertising (Billboard) Sign is in need of re-painting. Approval of this request is recommended with an additional review in four years.

FINDINGS

The subject Off-Premise Advertising (Billboard) Sign is considered appropriate. The sign has final inspections on building permits and is in good condition. Approval of this request is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

ASSEMBLY DISTRICT 3

SENATE DISTRICT 1

NOTICES MAILED 153 by City Clerk

APPROVALS 0

PROTESTS 1